

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL C-3a
SOUTH STATION URBAN RENEWAL AREA
PROJECT NO. MASS. R-82

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South Station Urban Renewal Area, Project No. Mass. R-82, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Boston Garden-Arena Corporation and Robert J. Schmertz, a Joint Venture, have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel C-3a in the South Station Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Boston Garden-Arena Corporation and Robert J. Schmertz, a Joint Venture, be and hereby are tentatively designated as Redeveloper of Disposition Parcel C-3a in the South Station Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission in a form satisfactory to the Authority of:
 - (i) A complete economic feasibility study after December 21, 1972, but no later than March 31, 1973;

- (ii) Evidence of the availability of necessary financing no later than March 31, 1973;
- (iii) Preliminary Plans no later than March 31, 1973;
- (iv) A Letter of Intent no later than March 31, 1973, providing in part for foundation construction after October 1, 1973, but no later than March 1, 1974, and completion of all construction no later than December 31, 1975;
- (v) Final Working Drawings after April 1, 1973, but no later than December 31, 1973;
- (vi) A binding written agreement, no later than March 31, 1973, acceptable to the Director, between the principals of the Joint Venture providing in part:
 - a. the interim use of the Boston Garden by the Boston Celtics and the New England Whalers until such time as said proposed arena has been completed and ready for occupancy;
 - b. and setting forth the terms and conditions acceptable to both parties for the future use of the proposed arena.
- (vii) If the conditions set forth in subsections (i), (ii), (iii), (iv) and (vi) hereinabove have not been met, then in that event the Authority may rescind this tentative designation with respect to one or both of the principals of the Joint Venture.

2. That disposal of said property by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



PROPOSED ARENA SITE

BOSTON REDEVELOPMENT AUTHORITY
SOUTH STATION PROJECT
LOCATION OF PARCEL C-3A
PROPOSED ARENA SITE

M E M O R A N D U M

To: Boston Redevelopment Authority

From: Robert T. Kenney, Director

Date: 21 December 1972

Subject: SOUTH STATION URBAN RENEWAL AREA PROJECT NO. MASS. R-82
TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL C-3a

The Authority has received a request from the Boston Garden-Arena Corporation and Robert J. Schmertz, a Joint Venture, that they be tentatively designated Redeveloper of Parcel C-3a in the South Station Area. (See attached Plan)

The Redeveloper proposes to build an 18,000-seat indoor sports facility to provide a new home for Boston's professional sports teams at a cost of approximately \$16 million.

The Redeveloper has submitted preliminary evidence of its ability to finance the project. The staff feels that a sports arena would be an outstanding asset to the City and, in particular, to the South Station Area and accordingly, it is recommended that the Authority tentatively designate the Boston Garden-Arena Corporation and Robert J. Schmertz, a Joint Venture, as Redeveloper of Parcel C-3a in the South Station Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

